

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12430 of Richard C. and Laurie A. Siegel pursuant to Subsection 8207.11 of the Zoning Regulations, for a variance from the parking requirements to allow an open parking space (Subsections 7205.2 and 7205.21) within ten (10) feet of an existing dwelling in the R-4 District at 3327 - 17th Street, N. W., Lot 377, Square 2609.

HEARING DATE: June 15, 1977
DECISION DATE: July 12, 1977

FINDINGS OF FACT

1. The subject property is located in the R-4 District at 3327 - 17th Street, N. W.
2. The subject property is a three story row dwelling.
3. The applicant proposes to locate a parking space in the rear yard 1.17' from the dwelling. A parking space is required to be a minimum of ten (10) feet from a dwelling. Thus, a variance of 8.83' is required.
4. The applicant proposes to provide a three foot easement to allow access to the back yards of surrounding property owners.
5. The subject property is a corner lot at Monroe and 17th Streets, N. W. The proposed parking space would not abut any residential structure, but rather would face Monroe Street.
6. There is limited parking in the immediate area, with no parking presently allowed on Monroe Street.

CONCLUSIONS OF LAW AND OPINION

The Board concludes that the requested variance is an area variance, the granting of which requires the showing of a practical difficulty. The Board concludes that a practical


difficulty would be created by depriving the property owner of the right to park in the proposed space, since there is no other place on the lot where the space could be located, and there is no parking on Monroe Street, and very limited parking on 17th Street. The Board concludes that the evidence of record shows no adverse effect on surrounding property, since this yard faces a street. The Board further concludes that there would be no adverse effect on the neighborhood, which would be benefited by the allowance of one off-street parking space. It is therefore ORDERED that this application is hereby GRANTED.

VOTE: 3-0 (Walter B. Lewis, William F. McIntosh, and Charles R. Norris)

FINAL DATE OF ORDER: 11 AUG 1977

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


STEVEN E. SHER
EXECUTIVE DIRECTOR

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.